



DEPARTMENT OF GENERAL SERVICES

Executive Office

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September 24, 2002

The Honorable Joe Nation, Chair
Joint Rules Committee
State Capitol, Room 3126
Sacramento, CA 95814

Dear Assembly Member Nation:

Pursuant to the requirements of Government Code Section 8169.5, the Department of General Services (DGS) is submitting the July 2002, quarterly report on the Capitol Area East End Complex.

In keeping with our commitment to encourage conservation, we have posted this report to our website. The report can be viewed at <http://www.legi.dgs.ca.gov/Publications/2002LegislativeReports.htm>. The report is entitled *Capitol Area East End Complex Quarterly Report, July 2002*.

If you wish to receive a printed copy of this report, please contact Kathryn Welch at (916) 327-7134 (kathryn.welch@dgs.ca.gov).

If you have any questions or require additional information regarding the Capitol Area East End Complex, please call Kenn Kojima, Deputy Director, Real Estate Services Division, at (916) 376-1900.

Very truly yours,

Clothilde V. Hewlett, Interim Director
Department of General Services

CVH:MKH:kw

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Capitol Area East End Complex
Quarterly Joint Rules Committee Report – pursuant to 3-25-99 JRC recommendations
LEGISLATIVE REPORT LISTING

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Originating Office

REVISED 06/07/02 East End Quarterly JRC Report

Capitol Area East End Complex Cumulative Quarterly Report to the Joint Rules Committee

**Pursuant to Government Code Section 8169.5
(Chapter 625, Statutes of 1999)**

July 2002

Department of General Services
Clothilde Hewlett, Interim Director
Kenn Kojima, Deputy Director
Real Estate Services Division

Project Management Branch
Margaret K. Hudson, Chief
Richard Teramoto, Project Executive

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LEGEND OF ABBREVIATIONS

Air Resources Board	ARB
Business Enterprise Program	BEP
Capitol Area Committee	CAC
Capitol Area Development Authority	CADA
California Department of Education	CDE
California Energy Commission	CEC
California Integrated Waste Management Board	CIWMB
California State Contracts Register	CSCR
Center for the Built Environment, U.C. Berkeley	CBE
Department of Energy	DOE
Department of Finance	DOF
Department of General Services	DGS
Department of Health Services	DHS
Department of Rehabilitation	DOR
Department of Water Resources	DWR
Disabled Veterans Business Enterprise	DVBE
Division of the State Architect	DSA
Environmental Impact Report	EIR
Heating, ventilation, and air conditioning	HVAC
Indoor Air Quality	IAQ
Joint Rules Committee	JRC
Lawrence Berkeley National Laboratory	LBNL
Legislative Analyst's Office	LAO
Leader in Energy Efficient Design	LEED
Letter of Understanding	LOU
Modular Systems Furniture.....	MSF
National Air Balance Company	NABCO
Office of Legal Services	OLS
Preliminary Plans	PP
Project Management Branch	PMB
Public Works Board	PWB
Real Estate Services Division	RESD
Request for Proposal	RFP
Request for Qualifications	RFQ
Small Business Enterprise	SBE
State Fire Marshal.....	SFM
Sacramento Municipal Utility District	SMUD
Simon Martin-Vegue Winkelstein Moris	SMWM
Technical Evaluation Committee	TEC
Transportation Systems Management Plan	TSMP
Volatile Organic Compounds	VOC

I. Introduction

The enabling legislation for the Capitol Area East End Complex, Government Code Section 8169.5 (Chapter 761, Statutes of 1997 (SB 1270, Johnston)), authorized the JRC to review the DGS' plan and the LAO report to consider whether to recommend to the DGS any changes in the site design criteria, performance criteria, specifications or criteria for determining the winning bidders. Pursuant to the requirements of Government Code Section 8169.5 (Chapter 625, Statutes of 1999 (AB 883, Joint Committee on Rules)), provided herein is a cumulative quarterly progress report on the Capitol Area East End Complex. Only exhibits relative to the current report are included. The report can be viewed at the DGS web site (<http://www.legi.dgs.ca.gov/Publications/2002LegislativeReports.htm>).

To ensure the intent of the March 25, 1999, JRC recommendations are satisfied, the DGS has signed a LOU with the other agencies the JRC requested the DGS to consult. A copy of the LOU was provided in both the July and October 1999 reports. Pursuant to the LOU, a draft of this report was provided to the CEC, CIWMB, DHS, and ARB. Comments were received and incorporated to the extent practicable. Although the DGS did not incorporate all comments, the department did not have issue with any comment received.

Contract agreement has been reached with each design/build team. Clark/Gruen Design/Build, Inc. (Clark/Gruen) has been contracted for the four office buildings occupying Blocks 171-174. This team includes Clark Construction Group with Gruen Associates as the architect of record with Forrar Williams Architects providing local input. Clark/Gruen was selected for their demonstrated superiority in public sector work, the strength and depth of their on-site management team and the outstanding expertise of their major subcontractors and design consultants. Clark/Gruen's proposed community outreach plan was judged most comprehensive and their overall proposal was deemed to provide the best value to the state.

Hensel Phelps Construction Co. (Hensel Phelps) and Fentress Bradburn Architects (Fentress Bradburn), with Dreyfuss & Blackford Architects (Dreyfuss & Blackford) providing local input, comprise the design/build team for the Block 225 office building project. Presenting a well-organized and comprehensive proposal, the Selection Committee deemed this team to be superior, citing overall experience and expertise, demonstrated expertise in complex window wall systems, commitment to project collaboration, an outstanding safety record, and their commitment to green building measures.

A more detailed discussion of the Selection Committee's decision can be found in Exhibit A of the January 2000 Quarterly Report to the JRC.

1. Design/Build Method

The Joint Rules Committee finds that use of the design-build method for the East End Project was authorized by the enabling legislation. It is incumbent upon DGS to meet the efficiency and sustainability criteria outlined below to offset concerns about design-build. The Committee, therefore, will periodically review progress of the East End Project in order to ensure these goals are met.

This quarterly report is provided to allow the committee to review the DGS' progress as required by Government Code Section 8169.5.

2. RFP and RFQ Evaluation Criteria (Retired – April 2000)

3. Periodic Updates (Retired – January 2000)

4. Coordination with State Environmental Agencies (Retired – April 2000)

5. SMUD Proposal (Retired – April 2000)

6. Life-Cycle Costs of Energy Efficiency Measures

The Committee recommends that when reviewing the costs of energy efficiency measures, DGS review them in terms of savings over the life of the building, and measures, rather than in terms of up-front costs. The Committee further recommends participants explore and identify other appropriate funding sources to augment the project funds. Among other things, these sources could include both public and private funds that are available for green building construction and sustainable design features.

Jul 02 The CBE placed air temperature monitors throughout Block 225 in order to evaluate the underfloor air distribution system. The information will be utilized in the study and final report, which will be completed in August 2004. The final report will also include the survey results of the occupants' perception of the indoor environment. As the completion of the study will not occur until well after the project is complete, this concludes the discussion of the CBE study.

Apr 02 The CBE will conduct an evaluation of the acoustics in existing CDE building locations. The information will be used to compare existing acoustical conditions with the new building locations in both Blocks 225 and 172.

Jan 02 A raised floor system including underfloor air distribution will be installed in floors two through six of the Block 225 Office Building. The CBE will conduct evaluations of the system including energy efficiency and occupant comfort in Block 225 with a control study occurring in Block 172. The CEC has agreed to participate in funding a portion of the study. The baseline survey for the CDE tenants moving into Block 225 began on January 22, 2002. The study of both buildings will be completed August 2004.

- Oct 01* The proposed federal DOE grant was not funded; however, the DGS and CEC were able to develop with the CBE a proposal that will meet the objectives required by DOF. The DGS, CEC, and DOF continue to work together with the CBE on conducting the field study of the underfloor air distribution on the Block 225 office building with the control study of the Block 172 office building. The baseline field studies for Block 225 will begin January 2002 and August 2002 for Block 172. The post-occupancy field studies for Block 225 will begin January 2003 and August 2003 for Block 172.
- Jul 01* The federal DOE had previously indicated that by mid-June it would announce its designated grants; however, the decision has been delayed. The CBE is tracking the decision and expects it at any time. The kickoff meeting with the DOF establishing the baseline parameters of the workplace environment is scheduled for August 31, 2001. The baseline will allow for a one-year study of the existing workplace before the tenants move into their new East End facilities. The Block 172 office building is scheduled for occupancy in the summer of 2003 and will establish the control as a non-raised floor building. The Green Team will provide input in the development of the study plan.
- Apr 01* The CBE continues to develop the proposed testing methodology in response to concerns raised by the DOF. The federal DOE will announce its leveraging grants in mid-June. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. The LBNL will bring their expertise in the metrics of air distribution. It is anticipated that a survey will begin this summer to establish a baseline of work environments. This will allow for a one-year study of the existing workplace before the tenants move into their new East End facilities. The Block 171 Office Building scheduled for occupancy in the summer of 2003 will establish the control as a non-raised floor building.
- Jan 01* The CBE met with DOF and the DGS to discuss concerns with the proposed testing methodology. It was agreed that the CBE would formalize its proposed testing protocols and meet with DOF for final review. The LBNL has also expressed interest in joining the study with emphasis on the metrics of air delivery and distribution. The LBNL indicated the possibility of augmenting the funds available for testing through a grant program. On a further development, the DOE has notified the CBE that the study could be eligible for additional DOE grants on a leveraged basis. The CBE is preparing the grant application due the first week in February. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. A meeting with the CEB, DOF, the DGS, and the Green Team is anticipated in early 2001 to review the proposed study plan.
- Oct 00* The CBE is drafting a revised proposal in response to comments received at the last meeting with the DOF. A progress meeting was held on October 20, 2000, to discuss progress of the revise proposal, general project milestones, and the preliminary documents to be sent to the CBE. The CBE reported that the Lawrence

- Berkeley National Laboratory would participate in the measurement of comfort and IAQ parameters as part of the study. Several ongoing CBE research projects on under-floor air distribution were cited as possible inclusions in or expansions for the study. These include: task ambient conditioning, under-floor air distribution case studies, room temperature specification model, and under-floor air distribution cost analysis. Other research projects cited as having relevance were speech privacy, occupancy satisfaction survey, and impact of ventilation on productivity, energy use, and health. A final proposal is scheduled for completion by year end. The Green Team is working with the LBNL and the CBE in identifying additional funding sources for this study. Members of the Green Team will be working with the DGS, the LBNL, and the CBE in the design and implementation of this study.
- Jul 00* An analysis of the underfloor air distribution system and a preliminary proposal for a field study by the CBE were reviewed by the DOF. A meeting has been scheduled for July 25, 2000, between the CEB and DOF to address concerns of the proposed testing methodology. Results of this discussion and the accepted evaluation goals and testing method will be reported in a subsequent Quarterly Report to the JRC.
- Apr 00* As stated under item No. 15 of this report, the DOF requested that in order for the underfloor ventilation in Block 225 to be funded on a demonstration basis, a scientifically-based study be conducted to determine the benefits associated with such a system. As a result, the DGS has contacted the CBE at the University of California, Berkeley, for this study. The CBE has submitted a methodology to the DGS to conduct an evaluation and comparative analysis of the raised access floor and underfloor air distribution system for the Block 225 Office Building. The Green Team reviewed the proposed methodology and provided comments to the DGS. Given the expertise of the members of the Green Team as well as their respective departments and agencies, it is anticipated that the Green Team will be involved with the final study design methodology and will provide consultation to the DGS and the CBE throughout the study. The CBE's evaluation goals and protocols are currently under review by the DOF. It is anticipated that this study will yield quantifiable data to aid in future cost analysis. Once approved by the DOF, a copy of the CBE's goals and protocols will be provided in a future report.
- Jan 00* The DGS is in the process of developing a formula and the procedures to standardize the review of the life-cycle costs of energy-efficiency measures and building systems for this and other projects. Non-traditional methods of calculating life-cycle costs will also be considered. These methods include impacts to the environment, indoor air quality, occupant health and productivity, etc. Once the methodology is finalized and accepted by the DOF, it will be provided in this report.
- Oct 99* The DGS attended a presentation on life-cycle costing methodology by the CEC to the DOF on July 16, 1999. The presentation covered a general review of process, which included increased productivity considerations.
- Jul 99* The DGS is required by law (Gov. Code, § 15814.30(c)), to determine what is "cost effective" by evaluating the savings over the life of the building or measure being considered. To ensure a consistent evaluation process, a life-cycle methodology

was included in the contract documents submitted to the Legislature in December 1998.

As noted, the DGS and others are analyzing energy efficiency measures in regard to savings over the life of the buildings. Full assessment of additional funding sources will occur upon consensus on the content of the criteria.

The issue of additional funding sources is tied directly to any measure that cannot be included in the project, because the first cost of a measure does not fit within the project's budget. Currently, we are evaluating a large number of recommendations that were received from the CEC, CIWMB, DHS, and ARB. Once analysis of the recommendations is complete, we can determine to what extent additional funding may be required. Participants in the Project Workgroup have agreed to present any items requiring additional funding to the State Public Works Board for consideration and approval of augmentation to the project's current budget, not to exceed the 10 percent augmentation specified in statute. The DGS and CEC will work with the DOF regarding alternative methodologies for life-cycle cost analysis.

7. Sustainable Design and Green Building Construction in the Issuance of RFQs and RFPs (Retired – April 2000)

8. Green Oversight Mechanism

The Committee recommends that DGS, CIWMB, CEC, ARB and DHS develop an effective green enforcement mechanism of oversight and incentives to ensure compliance with articulated goals. This oversight mechanism would apply to the design-builder and DGS.

This mechanism should provide for review and input by the Department of Finance, the Legislative Analyst, the CEC and CIWMB to the Legislature through the budget process.

Jul 02 The Green Team continues their participation in the review of project specific issues affecting sustainable design. Representatives from the Green Team participated in the commissioning and LEED meeting for Block 225 on May 22, 2002, and the commissioning meeting for Blocks 171-174 on May 21 and June 17, 2002.

Members of the Sustainable Building Taskforce attended a tour of the Block 225 building on May 15, 2002.

Apr 02 The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on March 27, 2002. Meeting minutes are attached as Exhibit A. The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning meetings on February 19, 2002, March 19, 2002, and April 23, 2002. Updates of the Commissioning Plan were received during these meetings.

- Block 225 Commissioning meetings on February 20, 2002, March 27, 2002, and April 24, 2002. Updates of the Commissioning Plan were received during these meetings.
- Block 225 LEED certification meetings on April 20, 2002. A draft copy of the LEED scores for Block 225 was distributed.

Both design/build teams have completed their DOE-2 energy models for the construction document phase for compliance contract documents. The next model will be completed after construction is complete.

Jan 02 The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on January 16, 2002. Meeting minutes are attached as Exhibit A. The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning meeting on January 16, 2002.
- Block 225 Commissioning meeting on January 16, 2002.
- Block 225 LEED certification meeting on January 16, 2002.

Oct 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on August 28, 2001. Meeting minutes are attached as Exhibit A. The Green Focus Group now meets on an as-needed basis concerning issues affecting sustainable design and materials. The Green Team also participated in the following meetings and received for review the following documents:

- Block 225 Partnering meeting held on September 24, 2001.
- Blocks 171-174 Commissioning meeting on August 1, 2001. No further meetings are scheduled, but Clark/Gruen will be submitting quarterly reports to the DGS. These reports will be shared with the Green Team.
- Block 225 Commissioning meetings on August 28, 2001, and October 22, 2001.
- Block 225 discussion on LEED certification was held on August 28, 2001. The Green Team supports LEED 2.0 not as a performance-based tool but rather as a barometer to see how well the East End Project performs compared to a nation-wide standard.
- A meeting was held on September 19, 2001, with the designers of the plaza on Capitol Avenue to discuss the new design approach of the East End art program and the resulting changes in landscaping.
- Various reports on products tested for indoor air quality have been submitted from the Hensel Phelps team.

July 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on June 26,

2001. Meeting minutes are attached as Exhibit A. The next Green Focus Group meeting is scheduled for August 28, 2001.

The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning Team meetings held on May 2, 2001; May 30, 2001; and June 28, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan for the Construction Documents Phase.
- Blocks 171-174 second draft commissioning plan, issued June 28, 2001.

Apr 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. Meetings were held on January 16, 2001, and April 10, 2001. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received for review the following documents:

- January 18, 2001, Block 225 Office Building partnering session, hosted by Hensel Phelps Construction Company.
- March 14, 2001, Blocks 171-174 Office Buildings partnering session, hosted by Clark/Gruen Design/Build, Inc.
- Blocks 171-174 Commissioning Team meeting was held on April 4, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan, all comments received, "Issued for Construction" version scheduled for release in May 2001.
- Blocks 171-174 draft commissioning plan, issued May 2, 2001, comments due May 24, 2001.
- Block 225 100 percent construction documents.

Jan 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on November 14, 2000. Meeting minutes are attached as Exhibit A.

Oct 00 On July 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Hensel Phelps team for the Block 225 Office Building project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. A copy of the minutes from the partnering session can be obtained by contacting Kathryn Welch, at (916) 327-7134 (kathryn.welch@dgs.ca.gov).

The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets to discuss and resolve issues that affect both projects. Meetings were held on July 25, 2000,

August 29, 2000, and September 27, 2000. Meeting minutes are attached as Exhibit A.

The DGS Management Team, the Green Team, and both design/build teams entered into a Communication Protocol agreement whereby the protocol explains the recommended communication procedures between the Green Team and design/build teams and the DGS Management Team. It allows direct communications via e-mail with copies sent to certain individuals. A copy of the Communication Protocol agreement is attached as Exhibit B.

Jul 00

On May 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Clark/Gruen team for the Blocks 171-174 Office Buildings project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. The Green Team was requested to identify those areas of specific concern on the Blocks 171-174 Office Buildings project. Those concerns were:

- Sharing information between project teams viewed as successful in addressing green issues.
- Involvement of the Green Team in the selection of the commissioning agent for the Clark/Gruen team.
- Involvement of the Green Team in the landscape as it pertains to design, materials management, and water conservation.
- Establishment of the communications protocol between the State Management Team, the Green Team, and the Design/Build Teams during concurrent design review and construction activities. A finalized protocol will be included in a subsequent Quarterly Report to the JRC.
- Utilizing electronic document review when possible.
- Collection of information for future case studies.
- Development of procedures and practices for the prevention of mold during construction.
- Support of LEED 2.0 rating system as a performance-based tool.
- Assurance of the continued involvement of Clark/Gruen's green consultant.

These items were discussed at the June 27, 2000, Green Focus Group meeting, below, and will be incorporated into the process or essentially resolved.

A similar partnering session for the Block 225 Office Building project will be held in July 2000.

On June 27, 2000, representatives of the DGS, the Green Team, and both design/build teams attended the Green Focus Group meeting to discuss and review green issues common to both projects. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received the following documentation:

- Block 225 Waste Management Plan, issued May 18, 2000, comments received June 13, 2000.
- Block 225 Commissioning Plan, issued June 8, 2000, comments received June 22, 2000.

- Systems Confirmation Meetings on the mechanical, electrical, plumbing systems for both the Block 225 and Blocks 171-174 Office Buildings projects, June 20, 2000.
- Recycled Content Issues memo, dated June 22, 2000.
- Blocks 171-174 MEP Systems Confirmation Submittal, issued June 28, 2000.

Apr 00 The DGS, CEC, CIWMB, ARB, and DHS (a.k.a. Green Team) met on March 22, 2000, to finalize the oversight role of the Green Team during the development of the construction documents, construction, and occupancy of the project. The Green Team will be afforded the opportunity to review and comment on the development of the working drawings, including submittals, change orders, via a web-based management system. The Green Team will also participate in regularly scheduled progress meetings and system confirmations. A copy of the oversight agreement is attached as Exhibit A.

The RESD/PMB's project summary provided at the monthly status meeting with the DOF and the project's Executive Monthly Reports transmitted to the DOF and the LAO provides project status information. Issues relating to green building measures will be specifically noted for review and input from the DOF and the LAO.

On March 23, 2000, the Green Team attended a Systems Confirmation Conference for the Block 225 Office Building project. Representatives of the CIWMB also participated in the pre-bid conference for the demolition contract for the Blocks 171-174 project. Additional meetings are scheduled for both projects during the working drawings phase.

A Green Focus Group has been formed consisting of representatives from both design/builders, the DGS, and the Green Team. The Green Focus Group will address and coordinate the green efforts of both projects.

Jan 00 The DGS, CIWMB, and DHS met on November 11, 1999, to discuss the oversight mechanism methodology that will be utilized during the construction phase of the East End Complex. The DGS will continue to work with the CEC, CIWMB, DHS, and ARB. While the DGS does not expect issues to arise affecting green issues during contract negotiations, the DGS has committed to discuss such issues with these agencies. Additionally, enhancements not included in the Design/Builders' proposals will be discussed as possible changes to the contract and will utilize the green oversight mechanism, as applicable.

Oct 99 Consensus was reached as to the content of the criteria. The criteria were included in the Request for Proposal documents. The CIWMB is charged with developing the "green oversight mechanism" for final discussion and adoption.

Jul 99 Once consensus as to the content of the criteria is reached, the roles for the green oversight mechanism will be developed. The LOU commits the DGS to work out a process to ensure compliance. The approach will depend on the particular items that are included in the project and the timing of additional funds that may be available.

During the contract documents review phase we are and will continue to refine the measures into requirements of the base building wherever possible. The instructions for the “enhancements” section of the proposals will include those measures that remain desirable and may be accomplished through inclusion as an enhancement.

In addition to the processes outlined above, we have and will continue our practice of briefing the DOF and LAO on the progress of the project. All these agencies receive copies of the monthly reports. The DGS has agreed to share the Quarterly Update documents to the CEC, CIWMB, DHS, and ARB prior to issuance. To formalize the relationship throughout the project, final documents submitted will include items of agreement, those in progress and those of disagreement.

9. DGS, CIWMB, CEC, DHS and ARB Agreement

(Retired – January 2000)

10. Executive Complex

(Retired – January 2000)

11. Transportation and Parking

The Committee finds that DGS should continue to reduce the negative transportation impacts and parking shortages created by the East End Project.

Jul 02 The RESD/PMB is finalizing discussions with the DOF on the scope and funding for the peripheral parking lot improvements at the 18th/19th and W/X Streets location in order to reduce the negative transportation impacts and parking shortages for the entire capitol area.

Apr 02 The RESD and the Office of Fleet Administration met with the tenants, CDE and DHS, in April 2002, to present the East End parking issue paper. The document delineated the number of parking spaces located within the complex and peripheral lots. Shuttle service from peripheral parking lots will begin as required for the CDE tenants in Block 225. A Capitol Area Peripheral Parking Study is in progress to evaluate the parking needs of the entire capitol area.

Jan 02 The TSMP continues development as RESD and Fleet Administration prepare to meet in January 2002 with CDE and DHS. Discussions on available parking within the project site as well as peripheral parking with shuttle service will be addressed.

Oct 01 Components of the TSMP have been drafted, utilizing the results of the completed Capitol Area Commuter Survey and the parking study of the downtown area. The parking survey identified current parking supply for state-owned and leased facilities, parking rates, and level of utilization. The RESD staff is now working on analyzing the state shuttle systems in the downtown area and continues to examine opportunities with other agencies for parking and transportation demand. The shuttle system and recommendations for a downtown comprehensive shuttle system serving state agency needs will be a component of the TSMP.

- July 01* The Capitol Area Commuter Survey ("State Your Mode") has been completed. The results can be viewed at www.stateyourmode.ca.gov. The RESD staff continues to work with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.
- Apr 01* The Capitol Area Commuter Survey ("State Your Mode") is completed and the results are being compiled. The survey was conducted using a web site sponsored by the DGS. The survey period extended over a two-week period beginning in late April 2001, which targeted all state employees, including the Legislature, in the downtown area. Initial data from the survey indicated a high participation rate.
- The data from the survey will now be analyzed and formatted into a general report on state employee commute patterns; a focused report will be prepared for the East End tenants. The RESD staff is also working with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.
- Jan 01* The DGS, with the assistance of transportation consultants, is beginning the preparation of the Capitol Area Transportation Systems Management Plan (TSMP). The TSMP for downtown Sacramento will continue implementation of the 1997 Capitol Area Plan, as well as address transportation issues on either approved (such as the Capitol Area East End Complex) or planned office development sites. This plan will address increasing commute alternatives along with evaluating the overall existing and future parking demand for facilities in the Capitol Area, the cumulative parking demand for other state owned/leased facilities in downtown Sacramento, and potential improvements in transit service to this area.
- Oct 00* Nothing new to report.
- Jul 00* An initial study of adding parking structures to the peripheral lots has been forwarded to RESD's Asset Planning and Enhancement Branch for further review.
- Apr 00* Both design/build teams have initiated traffic management plans with the City of Sacramento. These plans address the impacts and mitigations on traffic during construction. The City of Sacramento has initiated a traffic calming program in the area with the cooperation of the design/builders.
- Jan 00* Nothing new to report.
- Oct 99* Nothing new to report.
- Jul 99* The DGS is continuing its efforts in this regard and will report on substantial progress when it is made.

12. Francis House Relocation

(Retired – April 2000)

13. Neighborhood Impacts

The Committee finds that projects of this magnitude when introduced into an existing neighborhood, should make efforts to maintain a pedestrian-friendly atmosphere, and directly in line with the ULI's recommendations, include consideration of after hours activities (and the potential lack of them) when formulating a design. Further, the Committee finds that mixed-use is a valuable means to maintain such an atmosphere, and recommends DGS continue to consider ways to include mixed uses in the project.

Jul 02 The DGS has requested DOR/BEP to provide written waivers for the Blocks 174 and 225 retail space. The DGS/OLS and DOR/BEP continue to develop the facility agreement for the Block 173 retail location. The DOR/BEP continues to develop the retail opportunity at the Block 173 location (17th Street and Capitol Avenue). The BEP is in contract negotiations to hire a private vendor to provide a restaurant and grill at the Block 173 location. The BEP is also in contract negotiations to hire a private vendor to provide coffee carts in each lobby of the five buildings. Vending machines will be delivered to Block 225 in August 2002. The BEP is developing a cart/kiosk in the plaza of Capitol Avenue at 15th Street that will look architecturally in keeping with the complex buildings.

Apr 02 The DGS and DOR/BEP continue to develop the construction documents to build the restaurant opportunity in the Block 173 retail location. An agreement was reached between the State Fire Marshal and the DGS on the size and configuration of coffee carts located within each lobby of the five buildings. The DGS is set to meet with the PWB to finalize the form of facilities lease needed in order to sublease the remaining 12,225 square feet of retail space at Blocks 173, 174, and 225 for the after-hours use activation requirements.

Jan 02 The DGS and BEP continue to develop the retail opportunity at Block 173 location (17th Street and Capitol Avenue). The BEP are in contract negotiations to team with a private vendor to provide a restaurant and grill at the Block 173 retail location. The BEP is also in contract negotiations to team with a private vendor to provide coffee carts in each lobby of the five buildings.

The CADA continues to market Blocks 174 and 225 retail opportunities.

Oct 01 On October 15, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its fourth neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately eight people attended the meeting from the immediate neighborhood.

On October 17, 2001, seven members of the Renaissance Society, a partnership between the retired community and the California State University, Sacramento, attended a project briefing and sidewalk site tour.

The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA continues to market the Blocks 174 and 225 retail opportunities.

July 01 The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA will lease the remaining retail space. One resource CADA is utilizing is www.sacsites.com, Sacramento's Business and Development Resource to market the Blocks 174 and 225 retail opportunities.

The Design/Builders continue to inform the neighbors of upcoming construction activities.

Apr 01 The DGS and BEP have reached an understanding with respect to the DGS' commitments for BEP operation at the East End Complex. A copy of the memorandum of understanding is attached as Exhibit B.

On April 17, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its third neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately 15 people attended the meeting from the immediate neighborhood.

The third addition of the neighborhood newsletter was issued in April 2000. A copy of the newsletter is attached as Exhibit C.

Jan 01 The BEP submitted its letter of intent to the DGS for occupying the retail space in the Complex. The DGS has not received a specific proposal from the BEP at this time. Until the DGS receives the proposal, it is unclear if any legislative involvement may be required to implement the proposal. A copy of the letter is attached as Exhibit B.

Oct 00 On August 17, 2000, the DGS met with the Department of Rehabilitation's Deputy Director, BEP staff, and vendor representatives to further explain business opportunities available to the BEP at the East End Complex.

The model was on display to illustrate the orientation and ambience of the Complex as a whole, and was used to help point out the locations of proposed retail spaces. Revitalization of the neighborhood by having retail tenants who can invigorate the area after, as well as during, regular business hours was explained in terms of what that meant to the BEP and its approach to operating space in the Complex. It was noted that these requirements are dictated in the EIR and requested by the City of Sacramento and the surrounding residents themselves. The BEP agreed that it could be looking "outside the box" of normal operation for its vendors and would expect that the higher-end food services would be provided by the private sector.

Locations of vendor carts in lobby areas with full access to conference facilities, break areas, and the buildings' exteriors, as well as vending machine opportunities throughout the Complex of state offices were presented and discussed very positively. Further discussions will help assist the BEP to make the determinations as to where they can best create opportunities for their vendors, and their vendors can best serve the employees, building visitors, and surrounding neighborhoods.

The second addition of the neighborhood newsletter was issued in September 2000. A copy of the newsletter is attached as Exhibit C.

On July 27, 2000, the Blocks 171-174 design/builder, Clark/Gruen, held its second neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. The meeting was attended by approximately 25 people from the immediate neighborhood.

The East End Joint Use Working Committee (Committee) met seven times between June 1999, and January 2000. The Committee consolidated a number of issues into categories and determined that utilizing the task force approach would be an ideal way to focus on the specific issues. The task forces formed were: Office and Building Space, Parking and Transportation, BEP Coordination, Management Structure, Retail and Plaza Usage, and Community. Lacking a decision from the BEP, the Committee determined the efforts to identify possible retail uses and opportunities within the Complex would not be effective. However, it was determined that any activity discussed by the task force would be possible without major modification to the building infrastructure. A list of the suggested retail and joint uses that came from the Committee meetings is attached as Exhibit D.

Jul 00

On April 26, 2000, the DGS met with the Director of the BEP to discuss the opportunities available within the parameters of the design. A follow-up meeting is tentatively scheduled for August 2000.

The first addition of the neighborhood newsletter was issued in June 2000. A copy of the newsletter is attached as Exhibit B.

The community can also follow the progress of the Capitol Area East End Complex via the Internet on the following public access web sites:

DGS/RESO, "East End Home Page" – www.dgs.ca.gov
Clark/Gruen – www.clark.constructware.com
Hensel Phelps – caeeb225.com

Beginning in June 1999, the Joint Use Task Force consisting of members of the DGS, City of Sacramento, Downtown Partnership, Convention Center, CADA, and the CAC met on a regular basis to identify and discuss concepts for possible joint use activities. The concepts primarily focused on activities that would facilitate the community use of the East End Complex. Of particular interest were possible uses after hours and on weekends. The initial work of the task force will be completed by a compilation of suggested joint uses. This list will be included in the next quarterly report. It was clearly evident that many of the suggested joint uses required administrative policy determinations and will be respectively elevated through each agency. In addition, the possible effect on the tax-exempt status of the funding bonds for the project needs to be determined by bond counsel. The final determination of what joint uses are implemented will be made in the context of these parameters.

Apr 00 A final report by the Joint Use Task Force is being prepared and will be included in a future report. The suggested joint uses will be reviewed with the DOF and the PWB's bond counsel for possible effects on the tax-exempt status of the bonds.

As stated in Item No. 16 of this report, a project introduction meeting was held on March 22, 2000, for the residents of the Dean Apartments. The meeting was well received.

A general project introduction meeting was held at the job site on April 3, 2000. Over 300 invitations were sent or delivered to residents and businesses adjacent to or near the project. Approximately 55 neighbors attended the meeting.

On April 7, 2000, the DGS Interim Director, Cliff Allenby, sent letters to the members of the Legislature and Governor's Office notifying each of the commencement of construction activities.

Copies of the letters sent to the neighbors, the Legislature and the Governor's Office are attached as Exhibit B.

The first issue of the neighborhood newsletter is being prepared. A public access web site for up-to-the-minute project information is under construction. The web site address and a copy of the newsletter is anticipated for inclusion in the July 2000 Quarterly Report to the JRC. If there are interested citizens who would like additional project information or would like to be placed on the newsletter mailing list, please contact the on-site state management office at (916) 323-8447.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 The DGS, the City of Sacramento, and CADA continue to regularly meet to discuss joint-use operating arrangements for the shared facilities of the project.

14. Periodic Monitoring of Recommendations (Retired – January 2000)

15. Project Enhancements (Retired – October 2001)

16. Significant Accomplishments and Schedule

The Letter of Understanding between the DGS, CEC, CIWMB, DHS, and ARB recommended this addition to the report.

Note: Design and construction-related activities will be carried for one quarter after the initial reporting period.

Apr 02 Project Schedule

Major milestones are as follows:

Jan/98	Selection of Primary Consultants	Complete
Jul/98	PWB Approval of Block 224 Garage PPs	Complete
Nov/98	Award Design/Build Contract for Block 224 Garage	Complete
Nov/98	Complete PPs for Blocks 171-174 and 225	Complete
Dec/98	Submit Mandated Package to Legislature	Complete
Dec/98	Block 224 Start Construction	Complete
May/99	PWB Approval of PPs, Blocks 171-174 and 225	Complete
Jan/00	Award Design/Build Contracts for Blocks 171-174 and 225	Complete
Jan/00	Block 224 Garage – Complete Construction	Complete
Feb/00	Start Construction, Blocks 171-174 and 225	On Schedule
Jul/02	Block 225 – Complete Construction	Complete
Mar/03	Blocks 171-174 – Complete Construction	On Schedule

Block 225 and Blocks 171-174 Office Buildings

Jul 02

- To date, contracts were entered into for public art installations at the following areas:
 - Capitol Avenue plaza
 - Etched elevator doors for each lobby of the five buildings, **Block 225 etched elevator doors – installation complete.**
 - Block 171 lobby sculptures (2)
 - Block 171 collage along elevator corridor
 - Block 171 mural in the L Street lobby exit
 - Block 171 courtyard sculptures and water feature
 - Block 172 lobby artwork
 - Block 172 pre-function auditorium area seating
 - Block 172 two-story pre-function area hanging artwork
 - Block 172 terminating wall of the elevator lobby artwork

- Block 173 lobby mural
- Block 173 Parking Garage metal grillwork along L and 16th Streets
- Block 174 lobby light sculpture
- Block 174 terminating wall of the elevator lobby artwork
- Block 225 lobby artwork – *Installation complete.*
- Block 225 pocket park – *Installation complete.*
- Block 225 childcare fence grillwork along O Street – *Installation complete.*
- Block 225 tile mural in the childcare facility – *Installation complete.*
- 15th Street stone sculptures
- Both design/build teams and the DGS continue working with the SFM and the DSA. The SFM has completed the review of the core and shell plans for fire and life-safety compliance for Blocks 171-174 and Block 225. The DSA has conducted follow-up reviews for access compliance on both projects. The SFM continues to make weekly site inspections.
- The DGS/RESO management continues to work with the PWB counsel and DOF in securing the leasing agreement with the CADA for the following retail space locations:
 - Block 225 (at 14th and O Streets)
 - Block 173 (at the corner of 16th and L Streets)
 - Block 174 (at 17th Street and Capitol Avenue)
- The State Management Team submitted a grant proposal to the CIWMB for funding the use of rubberized asphalt concrete on perimeter streets around the five building complex. The \$250,000 grant application was presented at the June 18, 2002, Board meeting in Oxnard, California, and approved for funding. The CIWMB is preparing the grant agreement with work tentatively to begin in the fall.
- Both design/build teams have completed their DOE-2 energy models for the construction documents phase for compliance to the contract documents. The next model will be completed after construction is complete.
- The SBE/DVBE Utilization Plans: As of July 31, 2002, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	102	190
Clark/Gruen	74	62

Block 225 Office Building:

DESIGN ACTIVITIES

- Design activities are 100 percent complete.

CONSTRUCTION ACTIVITIES

- Construction activities are 100 percent complete.
- On July 1, 2002, the design/build team of Hensel Phelps Construction and Fentress Bradburn Architects “turned over the keys” to the DGS, successfully completing the Block 225 project for its intended use. On that

date, Hensel Phelps Construction issued its statement of completion with a list of items to be completed and/or repaired. These items consist of late change order work, punchlist items held until completion of the 30-day outside air flush, final commissioning of the underfloor air distribution system, landscape and hardscape elements, and the flagpole (delayed due to the increased demand since September 11, 2001).

- The SMWM is coordinating the US Green Building Council LEED certification process for the Block 225 design/build team. Final documentation is being gathered with the anticipated submission scheduled for late August 2002.
- The CDE employee badging began on July 1, 2002, with the first tenant move beginning July 3, 2002.
- Staff from the Office of Fleet Administration commissioned the seven charging stations located in the Block 225 parking garage.
- A large boulder was placed in the center of the main lobby in May 2002. The boulder, one element of an Art Program installation, was found near Eureka and is the California state rock. The artist returned the first week of July 2002 to complete the installation by placing three chameleon sculptures in the main lobby and hanging an inert pendulum through the chandelier and over the boulder.
- Construction is complete in the Pocket Park located between the Block 225 building and the historic Dean Apartment Building. The artist will make final adjustments to the fountain in August 2002.
- Street improvements were completed this month with the replacement of one newly-installed ramp that was identified as being 3/16 inch steeper than designed.
- Mechanical commissioning activities continue and are being coordinated with the DGS/RES/Professional Services Branch, DGS/RES/Building and Property Management and the CDE. The Facility Management Control System is currently being programmed as engineers make final air balancing adjustments to the underfloor air distribution system. The building flush concluded on June 24, 2002, followed by a simulated Monday morning start-up procedure. Completion of this work is expected to last through August 2002. Indoor air quality sampling is being conducted as part of the building's commissioning plan. The results of the indoor air tests conducted in February and May 2002 were submitted to the state in June 2002.
- Audio/Video equipment installation for the ground floor boardroom will continue through August 2002.
- Delivery and installation of the MSF is complete. Minor adjustments and tenant requested changes were completed on July 3, 2002. These items were held until the 30-day flush was complete.
- Delivery and installation of the flagpole is scheduled for the first week of August 2002.
- The dedication ceremony for Block 225 is scheduled for September 4, 2002.

Blocks 171-174 Office Buildings:

DESIGN ACTIVITIES

- Design activities are currently 100 percent complete.
- Clark/Gruen is now 100 percent complete with the core and shell documents. The interior designers have completed the tenant improvement drawings for Blocks 171-174.
- Tenant security access protocols are now being developed and released to Honeywell, the integrated facility management systems contractor, for its programming on the Facility Management System software. All security issues are being reviewed with the CDE to finalize all accessibility requirements.
- Offsite perimeter lighting and traffic controls design is complete. The design/builder has been directed to proceed. All permits have been issued for this scope of work. A traffic light will be reinstalled at 16th Street and Capitol Avenue. Additional scope includes the infrastructure for traffic signals at 17th and L Streets and 15th Street and Capitol Avenue.
- Clark/Gruen's commissioning agent, NABCO, continues to further develop the commissioning plan for Blocks 171-174. The State Management Team and the Green Team continue to focus on issues that are critical to the buildings' indoor environment. Air Quality Sciences, Inc. of Atlanta, Georgia, has been retained as the indoor air quality consultant for the Clark/Gruen team. Commissioning of the mechanical plant has begun with all building systems coming online in 30 days. Indoor air sampling in Block 174 was conducted in July 2002.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 86 percent complete.
- The Capitol Avenue plaza concrete substructure is complete. The pedestals for the artwork are installed and the art wall is formed and will receive the creamy-white shortcrete application in August 2002.
- Photovoltaic panel installation is nearly complete.
- Exterior Building Finishes: Exterior glass continues to be installed on Blocks 172, 173, and 174. The finish trim for the photovoltaic panels is being designed.
- Utilities: The SMUD has completed all permanent power cabling to the switch vault. The SMUD transformers have been installed at Block 171, preparing for the activation of permanent power to Blocks 171 and 172. The transformer vault is 100 percent complete with all alarms and protection devices ready for the activation of the transformers. The SMUD vault at Block 173 is nearly complete.
- The mechanical plant at Block 173 is approximately 98 percent complete. Startup has begun by powering up the motors of the installed equipment.
- Elevators: All infrastructure work for the elevators at Blocks 171 and 174 is 92 percent complete and ready for the installation of the finished elevator cars. All exterior man-lift elevators have been removed and all freight elevators are operational.

- **Interior Mechanical/Electrical Rough In: The Blocks 171-174** mechanical/electrical rough in is approximately 92 percent complete. The design/builder's Quality Assurance/Quality Control team is reviewing the above-ceiling rough in for completeness prior to the installation of grid ceilings.
- **Interior Finishes: Bathroom tile** has been installed in Blocks 171 and 174. Finished ceiling grid system is being installed on the fifth floor of Block 171 and the third and fourth floors of Block 174. Doorframes for Block 174 have arrived and are ready for installation. Stone is being installed on the first floor corridor and lobby of Block 171.

Apr 02

- To date, design agreements or contracts were entered into for public art installations at the following areas:
 - Capitol Avenue plaza
 - Etched elevator doors for each lobby of the five buildings
 - Block 171 lobby sculptures (2)
 - Block 171 collage along elevator corridor
 - Block 171 mural in the L Street lobby exit
 - Block 171 courtyard sculpture
 - Block 172 lobby artwork
 - Block 172 pre-function auditorium area seating
 - Block 172 two-story pre-function area hanging artwork
 - Block 172 terminating wall of the elevator lobby artwork
 - Block 173 lobby stone sculpture
 - Block 173 Parking Garage metal grillwork along L and 16th Streets
 - Block 174 lobby light sculpture
 - Block 174 terminating wall of the elevator lobby artwork
 - Block 225 lobby artwork – May-June 2002 installation
 - Block 225 pocket park – April-June 2002 installation
 - Block 225 childcare fence grillwork along O Street – May 2002 installation
 - Block 225 tile mural in the childcare facility – June 2002 installation
 - 15th Street stone sculptures
- The next meeting of the Art Selection Panel will be held in June 2002.
- Both design/build teams and the DGS continue working with the State Fire Marshal's office and the Division of the State Architect. The State Fire Marshal has completed the review of the core and shell plans for fire and life-safety compliance for Blocks 171-174 and Block 225. The Division of the State Architect has conducted follow-up reviews for access compliance on both projects.
- The SBE/DVBE Utilization Plans: As of April 30, 2002, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	104%	199%
Clark/Gruen	71%	64%

Block 225 Office Building:

DESIGN ACTIVITIES

- Design activities are 100 percent complete.
- The Block 225 design/build team, led by Hensel Phelps and Fentress Bradburn, continue working together to resolve field-related design issues.
- Nolte Associates, civil engineer on the Block 225 design/build team, issued the construction documents to the City of Sacramento for site improvements surrounding the Block 225 office building. This work is being coordinated with the City's design of the 54-inch storm drain. The City approved the plans on April 11, 2002.
- SMWM, green building architect for the Block 225 design/build team, continues to review material submittals for compliance with Section 01350 of the specifications in order to ensure that these materials meet the indoor air quality and recycled content requirements set forth in Section 01350 of the specifications. SMWM is also coordinating the LEED building certification process for the Block 225 design/build team.
- In January 2002, SMWM issued a revised commissioning plan and schedule. The plan includes, among other revised and updated items, a detailed indoor air quality testing protocol and schedule. Building air sampling is planned before and after installation of the office furniture systems, after completion of the 30-day flush out as well as after building occupancy. The sixth floor pre-furniture sampling took place on February 26, 2002, and the sixth floor post-furniture sampling occurred on April 8, 2002.
- The design/build team, the State Management Team, representatives from the CDE (tenant) and the Keller Group (modular furniture) continue to meet on a biweekly basis to discuss transition and move-related issues. Sample workstations were "mocked-up" at the job site and at CDE's existing location for review. These installations provided the tenant an opportunity to see the product, the design/build electrician to become familiar with electrical connections, and for the State Management Team to review the quality of installation and lighting conditions.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 97 percent complete.
- The installation of glazing frames and glass doors is complete with the exception of the glass balance doors at the lobby.
- Installation of stone in the main lobby is complete.
- Mechanical work for the underfloor air distribution system is complete. Mechanical commissioning activities continue and are being coordinated with the state inspectors. Factory representatives from the chiller manufacturer energized the three chillers on April 30, 2002.
- Crews are concentrating on the installation of final electrical fixtures and finishes on the third floor main computer room and ground floor security control room. Tele/Data work in the communication closets is being coordinated with CDE's equipment rack vendor.

- Installation of the stainless steel soffits at the ellipse openings began at the 15th Street façade.
- Installation of the sunshade trellis at the ellipse continues and will be complete in May 2002.
- Installation of plumbing fixtures nears completion with outstanding work in the childcare area and at two drinking fountain locations. Upon completion of the fixture installation in May 2002, the remaining plumbing work will consist of landscape plumbing, commissioning activities, and punch list work.
- Installation of the stainless steel clad canopy in the childcare courtyard is complete.
- The childcare courtyard topping slab was placed in April 2002, in preparation for the playground equipment and the poured-in-place recycled rubber play surface.
- Construction the plaster soffit ceiling in the arcades is complete.
- Architectural millwork is complete with the exception of the boardroom dias, podium and chair rail, and the mail lobby security counter. Carpenters installed the cherry wood panels in the main elevator lobby and the childcare cubbies.
- Painting is complete on all floors with the exception of the stairwells and punch list corrections.
- Installation of flooring is complete with the exception of the elevator cabs, which will be installed later in the project to avoid damage. Completion of the carpeting in the elevator lobbies is complete on floors two through six. The stone of the ground floor lobby was complete in April 2002.
- Ceramic tile installation in the restrooms on all floors is complete.
- Elevator cabs are installed. The elevator contractor has begun performing final operation adjustments and fire control switch and elevator cab call buttons. The artwork elevator doors will be installed in May 2002.
- Installation of the terrace pavers began in April 2002.
- Site work began in April 2002, in the area between the building facades and the city streets. Crews cleared the surrounding site, trenched for landscape irrigation, and compacted loose soil. Landscaping, sidewalks, curbs, and gutters will be placed around the site over the next two months.
- Construction begins in the Pocket Park located between the office building and the historic Dean Apartment Building. The park area is being designed by a California artist as part of the Art Program. Crews set a granite boulder as part of the fountain feature and placed the concrete at the raised planters and seating locations.
- The State Management Team is working with the design/build teams, CADA, City of Sacramento, AT&T Broadband, and SMUD to relocate the overhead electrical and cable wires on the east side of 14th Street between O Street and the N/O Street alley. SMUD completed the relocation of electrical lines in April 2002, while AT&T Broadband plans to relocate the overhead cable lines in May 2002.
- The punch list sequence began in February 2002, and has progressed to the first floor. Each week, one half of a floor is reviewed for incomplete work as inspectors move from upper floors to lower floors. Each floor is inspected for punch list items prior to delivery of MSF to that floor.
- The delivery and installation of MSF is on schedule. Crews have completed floors six, five, four, and portions of the third floor. Floors two and one will be

complete prior to May 24, 2002, when the 30-day building flush is scheduled to begin.

Blocks 171-174 Office Buildings:

DESIGN ACTIVITIES

- Design activities are currently 99 percent complete.
- Clark/Gruen's core and shell design is completed. The interior designers have completed the tenant improvement drawings for Blocks 171-174. Minor adjustments are being made as tenants, CDE and DHS, finalize their review.
- Honeywell, the integrated facility management systems contractor, continues to make final adjustments to the design, locating and relocating card readers and cameras to accommodate the RFP requirements and tenant adjustments. Meetings continue to review final operational issues relating to the interface of the tenant and public-use parking.
- Clark/Gruen's commissioning agent, NABCO, continues to further develop the commissioning plan for Blocks 171-174. The State Management Team and the Green Team continue to focus on issues that are critical to the buildings' indoor environment. A brief indoor air quality sampling plan was submitted to the state on March 18, 2002. A more detailed plan will follow.
- Clark/Gruen held a partnering meeting on March 7, 2002. Clark/Gruen introduced Air Quality Sciences as their indoor air quality consultant. In addition, Clark/Gruen committed to pursuing the LEED certification process as a project enhancement.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 78 percent complete.
- The Capitol Avenue plaza concrete substructure has been poured. Infrastructure for the landscaping and artwork continues.
- Masonry block construction is complete.
- Precast panel installation is complete.
- Exterior stone installation:
 - Block 171 – 80 percent complete
 - Block 172 – 65 percent complete
 - Block 173 – 20 percent complete
 - Block 174 – 80 percent complete
- Window wall system installation:
 - Block 171 – 95 percent complete
 - Block 172 – 40 percent complete
 - Block 173 – 50 percent complete
 - Block 174 – 90 percent complete
- Interior Mechanical/Electrical rough in:
 - Block 171 – 90 percent complete
 - Block 172 – 70 percent complete
 - Block 173 – 90 percent complete
 - Block 174 – 90 percent complete

- Interior Finishes: bathroom tile has been installed in Blocks 171 and 174. Finished ceiling grid system is being installed in Block 174. Painting has started on the seventh floor of Block 174 continuing down through the building to the first floor. Doors and frames are being installed on the seventh floor of Block 174.
- Elevators: Infrastructure work for Blocks 171 and 174 is 90 percent complete and ready for the installation of the finished elevator cabs. The Block 174 freight elevator is now operational.
- Photovoltaic panels are being installed at Blocks 171 and 174.

One Year Ago This Quarter:

- **May 2001:**
 - Block 225 – Installation of fireproofing completed this month on all floors with the exception of areas requiring hand patching.
 - Blocks 171-174 – Crews continue to install below-grade waterproofing at Blocks 172 and 173. The contractor is 100 percent complete with Blocks 171 and 174.
- **June 2001:**
 - Block 225 – Installation of Verde Oliva granite began on the east side of the ellipse portion of the building. These curved granite panels have a flamed finish that gives the stone a natural appearance.
 - Blocks 171-174 – Clark/Gruen has completed the structural concrete work of the tunnel crossing 16th Street. The remaining work is scheduled for completion in August 2001.
- **July 2001:**
 - Block 225 – Overhead electrical rough in for light fixtures and fire alarm is being installed throughout all levels of the building. Wiring for card readers is being installed in the doorframes and walls.
 - Blocks 171-174 – Metal stairs are being installed on Blocks 171 and 174 as tier and quadrants are completed.

II. Comments from the CEC, CIWMB, DHS, and ARB

Pursuant to the Letter of Understanding between the DGS and CEC, CIWMB, DHS, and ARB, a draft of this report was provided to these agencies. Comments received to the draft report are provided herein.

<i>Jul 02</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 02</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 02</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jul 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
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